

PRIOR APPROVAL GRANTED

Brooks Murray Architects - Claudia Mastrandrea  
41 Tabernacle Street, London EC2A 4AA

Applicant: Dashwood Group

**Application ref:** PLN/2024/2461

**Proposal:** Prior Approval for change of use of vacant offices (class E) to 25 self-contained residential dwellings (use class C3) at Maybrook House, 224 Queensway, Bletchley, Milton Keynes MK2 2SZ

**Valid on:** 14 November 2024

**Decision:** In accordance with your notification for the above development, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby hereby **grants prior approval subject to conditions** listed below.

Some conditions listed may require further details to be submitted for approval before any works or use may commence. If conditions are not complied with, formal action can be taken against the developer and/or landowner.

**Condition(s):**

**Conditions (4)**

- 1 The development hereby permitted shall be carried out in accordance with plans/drawings ref.  
Received 14/11/24: 1351 - MA - 300 - Proposed Sections AA & BB;  
1351 - MA - 102 - Proposed Second Floor Plan;

**Date of decision:** 3 January 2025

**Jon Palmer, Head of Planning**

1351 - MA - 002 - Block Plan;

1351 - MA - 001 - Site Location Plan;

1351 - MA - 100 - Proposed Ground Floor Plan;

1351 - MA - 200 - Proposed South and West Elevations;

1351 - MA - 101 - Proposed First Floor Plan;

1351 - MA - 201 - Proposed North and East Elevations;

1351 - MA - 103 - Proposed Roof Plan

unless as otherwise required by condition attached to this permission or pursuant to an approval of an application made under Section 96A of the Town and Country Planning Act 1990.

Reason: For the avoidance of doubt and in the interests of securing sustainable development.

- 2 Prior to the first occupation of the dwellings, the secure and covered cycle parking facilities as shown on the approved plans shall be fully implemented in accordance with the approved details, and made available for use prior to the occupation of each respective dwelling and shall thereafter be retained for use at all times.

Reason: In the interests of encouraging sustainable modes of transport.

- 3 Prior to the first occupation of a dwelling, refuse storage areas and facilities as shown on the approved plans shall be fully implemented in accordance with the approved details and made available for use prior to the occupation of each respective dwelling and shall thereafter be retained for use at all times.

Reason: In the interests of residential amenity.

- 4 Prior to the first occupation of any dwelling hereby approved, space shall be provided for the parking of vehicles associated with that dwelling in accordance with the approved plan(s) and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, such space shall be maintained throughout the life of the development free of any impediment to its designated use.

Reason: To ensure adequate parking and turning provision, in the interests of highway safety.

**Your attention is drawn to the following:**

**Standing informatives**

The development must be completed within 3 years of the date of this decision.

It is the applicant/developer's responsibility to comply with all relevant restrictions, limitations and conditions as set out in Schedule 2 Part 3 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended). This prior approval does not conclusively determine the lawfulness of the proposed development.

Unless expressly applied for and stated in the description above, this decision conveys no approval of an associated planning consent (such as listed building or advertisement consent).

Any deviation from the approved plans/drawings and/or details should be discussed with the local planning authority in advance of commencing the development. This includes circumstances where the applicant/developer subsequently identifies inaccuracies with the approved documents or conflict with other regulatory requirements. It should be noted that a further prior notification may not be submitted where the development has commenced. Failure to secure necessary approval may result in the commencement of enforcement proceedings.

### **Right of appeal**

If you are aggrieved by the decision of the local planning authority to grant prior approval for your proposal subject to conditions, then you can appeal to the Secretary of State within 6 months of this decision. Further details can be found at [www.milton-keynes.gov.uk/planning-appeals](http://www.milton-keynes.gov.uk/planning-appeals) [www.milton-keynes.gov.uk/planning-appeals](http://www.milton-keynes.gov.uk/planning-appeals).

### **Purchase notices**

If permission is granted subject to an unacceptable condition, and the owner of the property claims that the property has consequently become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development/work which has been or would be permitted, the owner may serve on the Council a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **Other regulatory matters**

This is a decision under planning legislation only. It does not convey a decision under, or override, supersede or negate, any other legislation or the need to comply with restrictive covenants under civil law.

You can get further information on the need for Building Control approval at [www.milton-keynes.gov.uk/planning-and-building/building-control](http://www.milton-keynes.gov.uk/planning-and-building/building-control).

The applicant and/or developer is reminded of the need for separate consent to carry out any works in the adopted highway, as well as the Council's responsibility to issue official addresses for all residential and business premises. Further information is available at [www.milton-keynes.gov.uk/highways](http://www.milton-keynes.gov.uk/highways).

Anyone intending to carry out work described in the Party Wall Act 1996 must give adjoining owners at least 2 months' notice. in writing of their intentions. You can find out more at [www.gov.uk/party-walls-building-works](http://www.gov.uk/party-walls-building-works).